
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Georgetown Historic District	(x) Consent Calendar
Address:	3129 Dumbarton Street, NW	
Meeting Date:	September 27, 2012	(x) Alterations
Case Number:	12-544	(x) Addition
Staff Reviewer:	Tim Dennée	(x) Concept

The applicant, Audra Harleman, designer (Sustainable Design Group) and agent for owners Sally Chen and Hung-Chou Tai, requests concept review of a proposal to add a second story and alterations to a rear wing.

The application has been referred to the Board by the U.S. Commission of Fine Arts because the work would not be visible from a public way, so the project is not subject to CFA jurisdiction.

The house was completed in 1959, and is thus not considered a building contributing to the historic character of the Georgetown Historic District.

The addition adds a second story to an existing wing, with a pitched roof reaching its apex at the juncture with the blank wall of a taller and deeper historic house next door. The neighbor to the west is the larger Dumbarton United Methodist Church, and the enlarged wing would remain distant from the historic church windows. The addition's roof ridge appropriately steps down from that of the main block, and the materials would presumably match the first floor and the main block (although they are not yet specified).

To repeat the main block's upper-story balconies around the addition is not ideal in as much as they would merely be decorative. Those on the house now probably originally guarded French doors. Intentionally putting new standard windows over panels in nearly full-height openings makes them look like afterthoughts¹, but the owner prefers the look, and the balconies and the long openings help reduce the proportion of wall between the second floor and the stepped-down first floor. The trellis over the new entrance also helps in this respect.

Recommendation

The staff recommends that the Board approve the concept as compatible with the character of the historic district and delegate to staff further review, with the condition that the face brick and the roofing match that of the rest of the house.

¹ The balconies outside the bedroom windows may also impede egress to a degree that is not code-compliant.